

Executive Summary Report

Characteristics Based Market Adjustment for 2002 Assessment Roll

Area Name / Number: Enumclaw / 41

Previous Physical Inspection: 1997

Sales - Improved Summary:

Number of Sales: 351

Range of Sale Dates: 1/2000 – 12/2001

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
2001 Value	\$53,100	\$112,200	\$165,300	\$176,800	93.5%	8.52%
2002 Value	\$55,700	\$119,800	\$175,500	\$176,800	99.3%	8.20%
Change	+\$2,600	+\$7,600	+\$10,200		+5.8%	-0.32%
% Change	+4.9%	+6.8%	+6.2%		+6.2%	-3.76%

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.32% and -3.76% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as, or appeared to be, market sales were considered for the analysis. Individual sales, of that group, that were excluded are listed later in this report. Multi-parcel sales; multi-building sales; mobile home sales; and sales of new construction where less than a fully complete house was assessed for 2001 were also excluded.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
2001 Value	\$54,800	\$111,300	\$166,100
2002 Value	\$57,600	\$118,500	\$176,100
Percent Change	+5.1%	+6.5%	+6.0%

Number of improved Parcels in the Population 2922

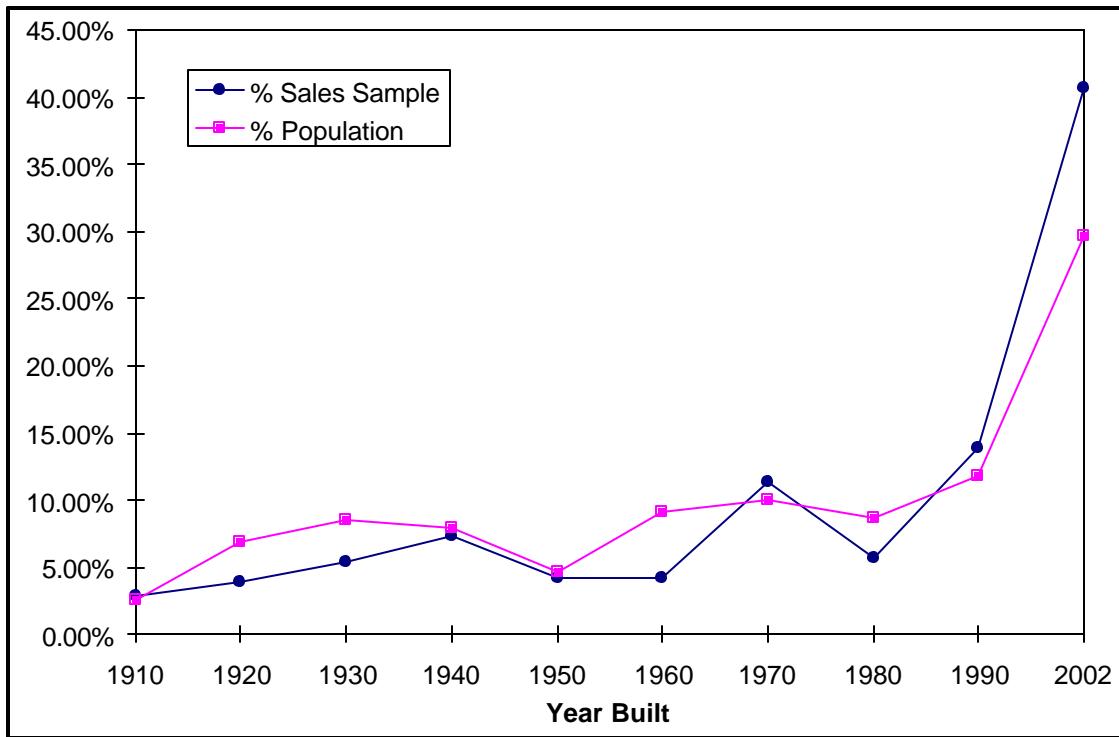
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, those parcels located in Major 943290 (Willowgate) had higher average ratios (assessed value/sales price) than other properties in the area so the formula adjusted these parcels downward. Parcels with homes built after 2000 had lower average ratios than those built in 2000 and prior, so the formula adjusts these properties upward more than others in the area. Finally, homes in very good condition had lower average ratios so the formula adjusts these properties upward more than properties not in very good condition. These adjustments improve uniformity of assessments throughout the area.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2002 assessment roll.

Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	10	2.85%
1920	14	3.99%
1930	19	5.41%
1940	26	7.41%
1950	15	4.27%
1960	15	4.27%
1970	40	11.40%
1980	20	5.70%
1990	49	13.96%
2002	143	40.74%
	351	

Population		
Year Built	Frequency	% Population
1910	75	2.57%
1920	200	6.84%
1930	249	8.52%
1940	234	8.01%
1950	136	4.65%
1960	267	9.14%
1970	295	10.10%
1980	253	8.66%
1990	346	11.84%
2002	867	29.67%
	2922	

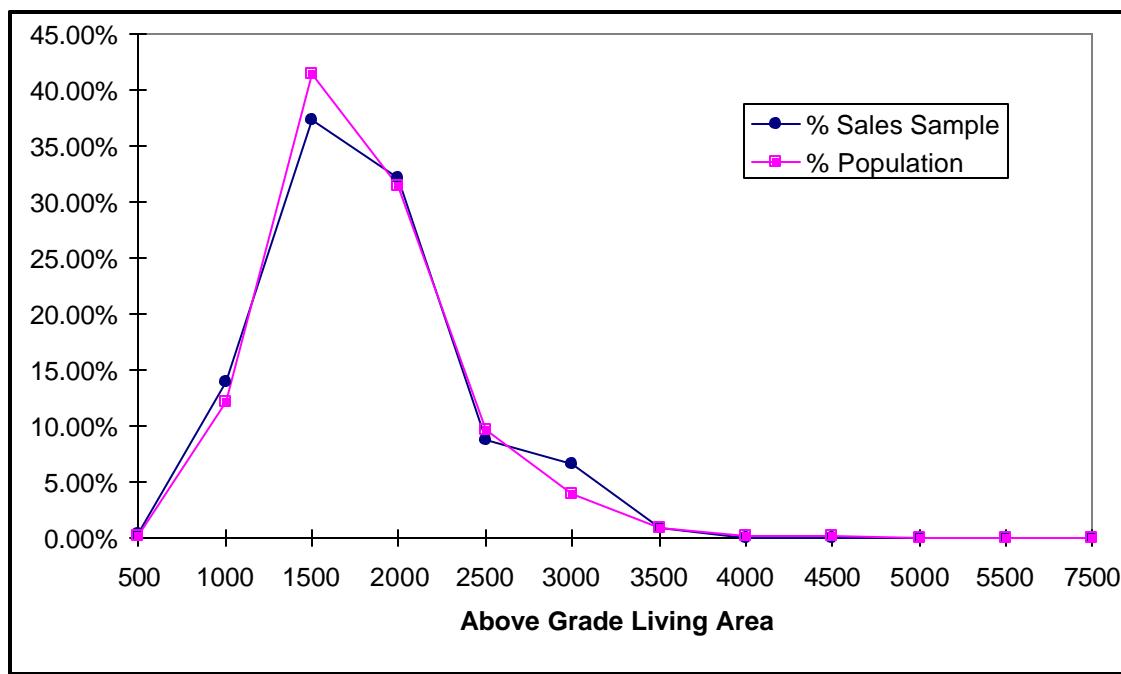


The sales sample frequency distribution follows the population distribution somewhat closely with regard to Year Built. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.28%
1000	49	13.96%
1500	131	37.32%
2000	113	32.19%
2500	31	8.83%
3000	23	6.55%
3500	3	0.85%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	351	

Population		
AGLA	Frequency	% Population
500	5	0.17%
1000	353	12.08%
1500	1209	41.38%
2000	920	31.49%
2500	283	9.69%
3000	117	4.00%
3500	23	0.79%
4000	7	0.24%
4500	4	0.14%
5000	0	0.00%
5500	0	0.00%
7500	1	0.03%
	2922	

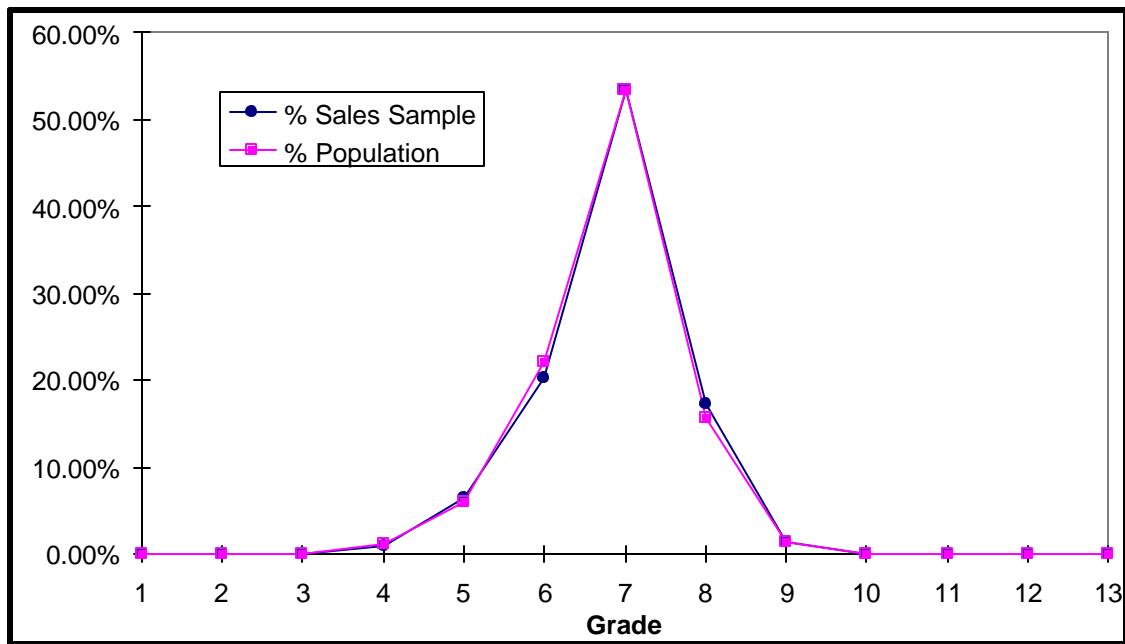


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

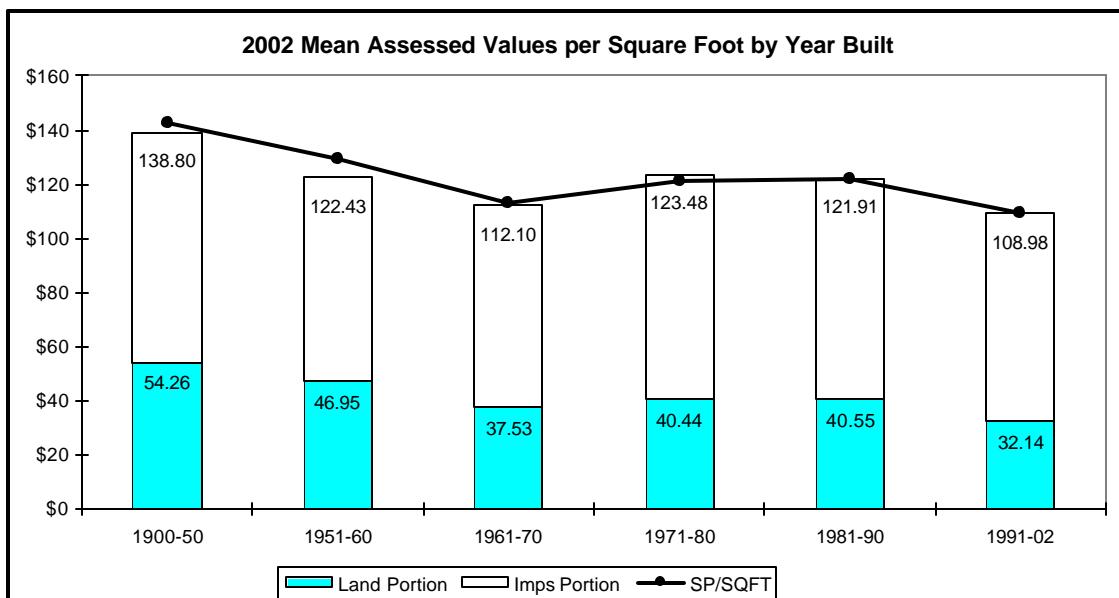
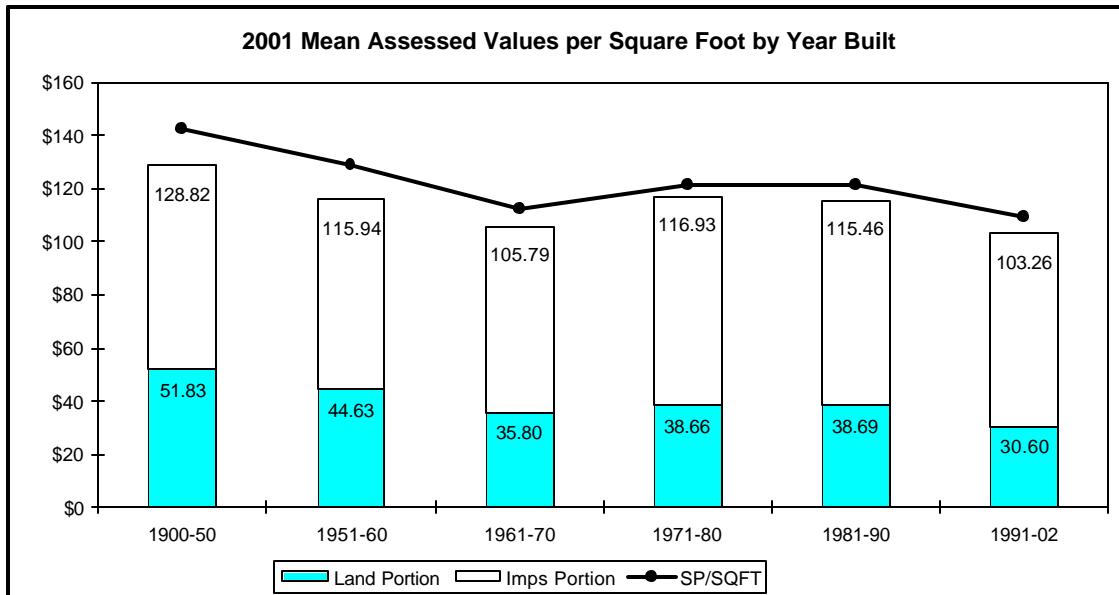
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	3	0.85%
5	23	6.55%
6	71	20.23%
7	188	53.56%
8	61	17.38%
9	5	1.42%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		351

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	3	0.10%
4	35	1.20%
5	174	5.95%
6	647	22.14%
7	1562	53.46%
8	455	15.57%
9	43	1.47%
10	2	0.07%
11	1	0.03%
12	0	0.00%
13	0	0.00%
		2922



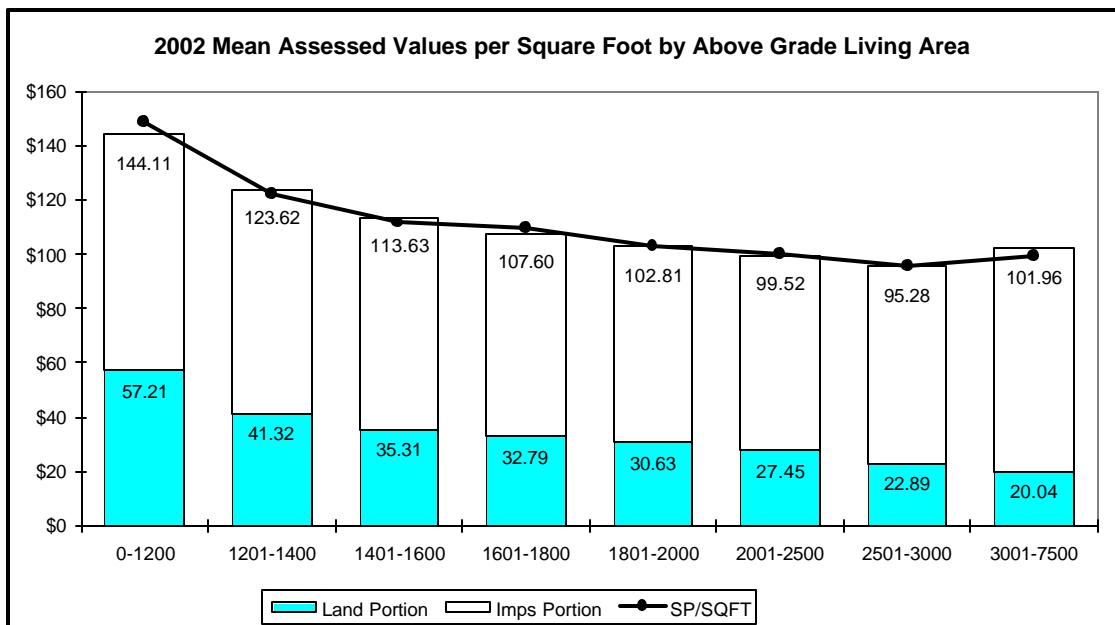
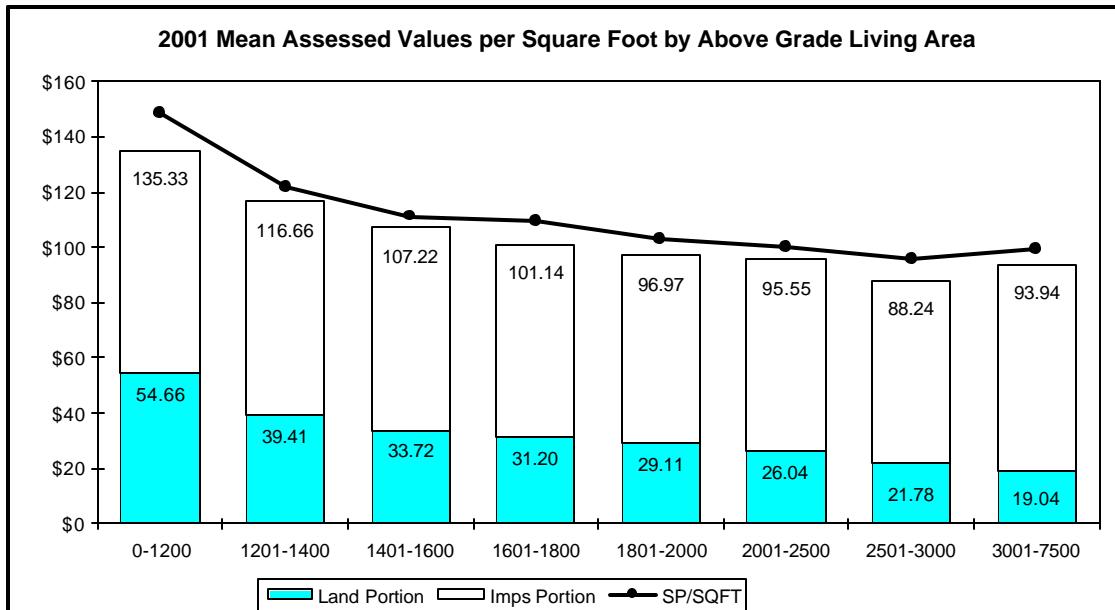
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2001 and 2002 Per Square Foot Values by Year Built



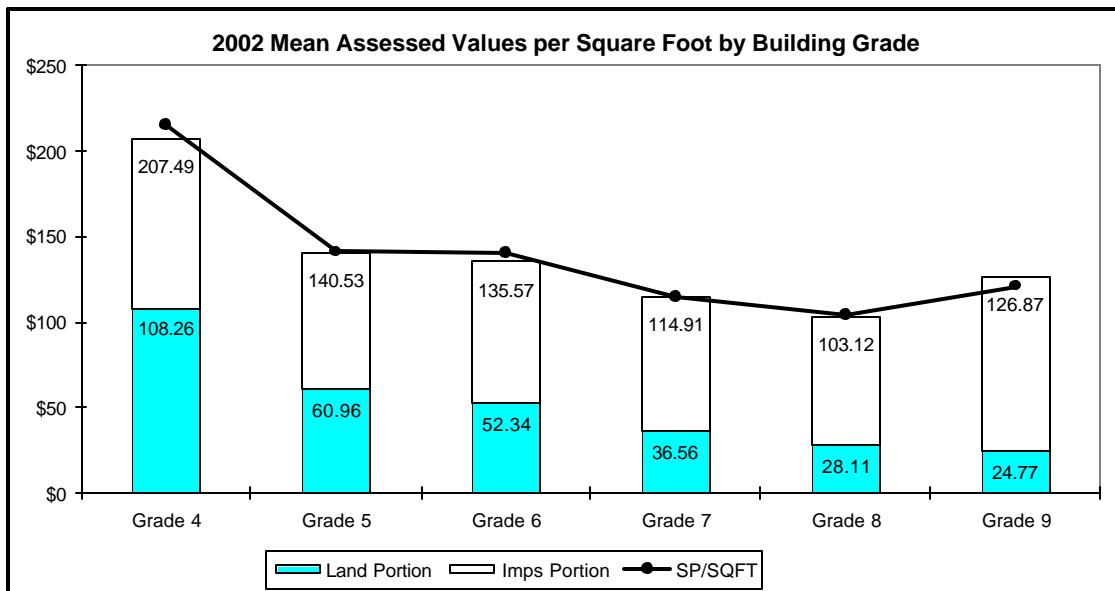
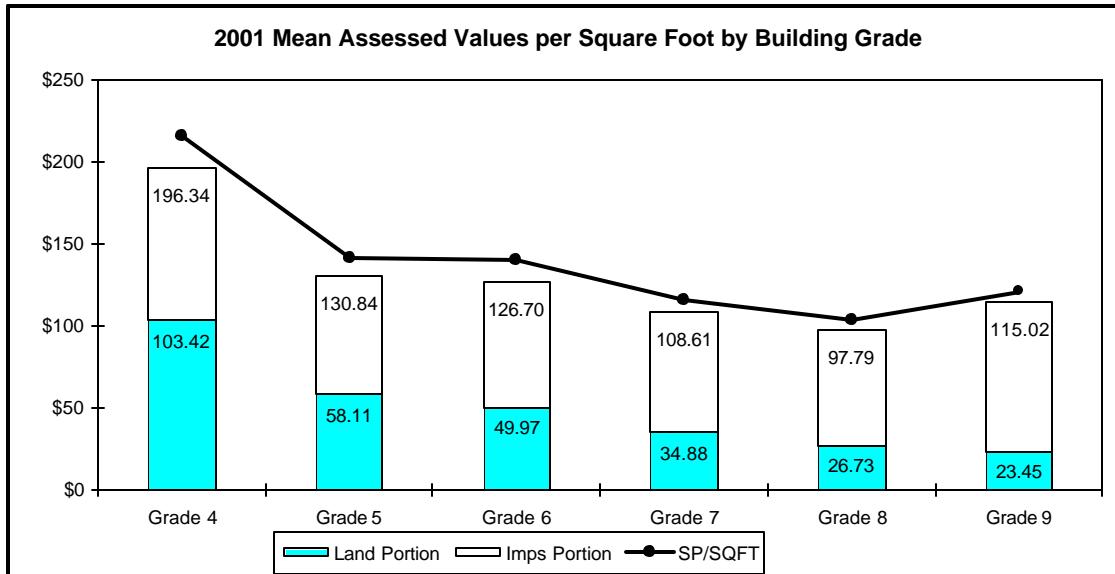
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

Comparison of 2001 and 2002 Per Square Foot Values by Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements. The sales sample in the Grade 9 strata contained only 5 sales so the data for this strata is not significant.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2000 through 12/31/2001 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. Parcels with improvements value, but no building characteristics
6. Others as identified in the sales deleted list

See the attached sales available and sales deleted lists at the end of this report for more detailed information.

Land update

This area had insufficient land sales available for analysis purposes. An analysis was performed using improved sales and an allocation method. Analysis results were corroborated by the overall area adjustment of 6%. As a result of this analysis, the following formula was applied to land values:

2002 Land Value = 2001 Land Value x 1.06, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 351 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2001 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, those parcels located in Major 943290 (Willowgate) had higher average ratios (assessed value/sales price) than other properties in the area so the formula adjusted these parcels downward. Parcels with homes built after 2000 had lower average ratios than those built in 2000 and prior, so the formula adjusts these properties upward more than others in the area. Finally, homes in very good condition had lower average ratios so the formula adjusts these properties upward more than properties not in very good condition. These adjustments improve uniformity of assessments throughout the area.

The derived adjustment formula is:

$$2002 \text{ Total Value} = 2001 \text{ Total Value} / (.9434997 + (.06837986 \text{ if in Major 943290}) - (.05830784 \text{ if built after 2000}) - (.05148606 \text{ if in very good condition}))$$

The resulting total value is rounded down to the next \$1,000, then:

$$2002 \text{ Improvements Value} = 2002 \text{ Total Value} \text{ minus } 2002 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:*
- *If multiple houses exist on a parcel, the improvement change indicated by the sales sample is used to arrive at a new total value $(2001 \text{ Land Value} \times 1.06) + (2001 \text{ Improvement Value} \times 1.068)$ rounded down.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, then the improvement percent change as indicated by the sales sample is used to arrive at a new total value. $(2001 \text{ Land Value} \times 1.06) + (2001 \text{ Improvement Value} \times 1.068)$ rounded down.
 - *If vacant parcels (no improvement value,) only the land adjustment applies.
 - *If land values or improvements are \$10,000 or less, there is no change from previous value.
 - *If a parcel is coded “No Perc” (Sewer System=3,) there is no change from previous land value.
 - *If an improvement is coded “% Net Condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies.)
 - *If residential properties exist on commercially zoned land, there is no change from previous value. $(2002 \text{ Total value} = 2001 \text{ Total value.})$

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the overall basic adjustment: **2002 Total Value = (2001 Total Value x 1.06) +(2001 Improvement Value x 1.068)** with results rounded down to the next \$1,000. The resulting improvement value is calculated as follows:

$$2002 \text{ Total Value} = 2002 \text{ Improvement Value plus } 2002 \text{ Land Value}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 41 Annual Update Model Adjustments

2002 Total Value = 2001 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.99%

Very Good	Yes
------------------	------------

% Adjustment	6.12%
--------------	-------

New YB (>2000)	Yes
--------------------------	------------

% Adjustment	6.98%
--------------	-------

Major 943290	Yes
---------------------	------------

% Adjustment	-7.16%
--------------	--------

Comments

All improved parcels adjusted by this model will receive the overall adjustment of 5.99%.

A home in very good condition would approximately receive a 12.11% adjustment (5.99% + 6.12%).

A home built after 2000 would approximately receive a 12.97% adjustment (5.99% + 6.98%).

An improved parcel in Major 943290 would approximately receive a -1.17% adjustment (5.99% - 7.16%).

88% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 41 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
943290	Willowgate	12	81	3.0%	SW-23-20-06	6	8 & 9	1992-1997	Hwy 164 & 248TH Ave SE

Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.3%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
4	3	0.918	0.970	5.7%	0.639	1.301
5	23	0.928	0.996	7.3%	0.944	1.047
6	71	0.905	0.969	7.0%	0.946	0.992
7	188	0.942	0.997	5.8%	0.987	1.007
8	61	0.940	0.992	5.5%	0.974	1.011
9	5	0.949	1.047	10.4%	1.002	1.092
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900-1950	80	0.905	0.978	8.1%	0.953	1.003
1951-1965	33	0.917	0.968	5.6%	0.943	0.994
1966-1980	42	0.958	1.016	6.0%	0.990	1.041
1981-1995	156	0.949	0.997	5.1%	0.986	1.008
1996-2000	30	0.946	0.993	4.9%	0.971	1.015
>2000	10	0.888	1.002	12.8%	0.952	1.053
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Fair	1	1.052	1.112	5.7%	N/A	N/A
Average	250	0.943	0.996	5.6%	0.987	1.006
Good	72	0.928	0.981	5.6%	0.961	1.000
Very Good	28	0.870	0.983	13.0%	0.940	1.026
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	205	0.933	0.991	6.2%	0.979	1.003
1.5	26	0.930	1.007	8.2%	0.962	1.051
2	120	0.938	0.992	5.7%	0.981	1.003
Major 943290	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	339	0.932	0.992	6.5%	0.984	1.001
Y	12	1.009	0.995	-1.4%	0.965	1.024

Area 41 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 99.3%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

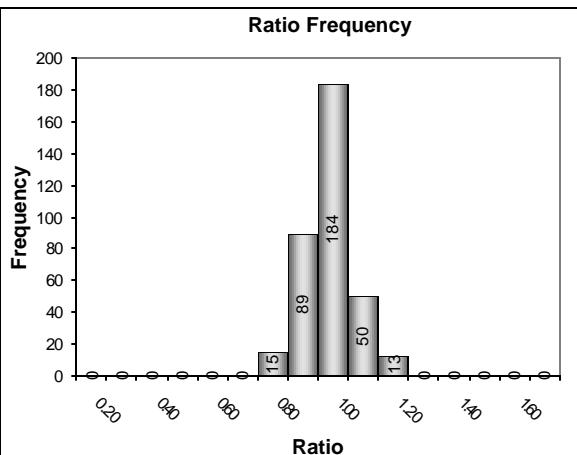
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
<801		22	0.911	0.983	7.8%	0.934	1.031
801-1000		28	0.898	0.959	6.8%	0.921	0.997
1001-1500		131	0.942	0.998	5.9%	0.984	1.011
1501-2000		113	0.935	0.993	6.2%	0.977	1.008
2001-2500		31	0.952	0.992	4.2%	0.968	1.016
2501-3000		23	0.922	0.995	8.0%	0.969	1.022
3001-4000		3	0.944	1.026	8.6%	0.918	1.134
View Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		315	0.935	0.992	6.1%	0.983	1.001
Y		36	0.937	0.996	6.3%	0.964	1.027
Wft Y/N		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N		351	0.935	0.993	6.2%	0.984	1.001
Y		0	N/A	N/A	N/A	N/A	N/A
Sub		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3		351	0.935	0.993	6.2%	0.984	1.001
Lot Size		Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
3000-5000		13	0.904	0.963	6.5%	0.896	1.030
5001-8000		63	0.929	0.993	7.0%	0.973	1.014
8001-12000		221	0.944	0.997	5.7%	0.988	1.006
12001-18000		19	0.948	1.019	7.5%	0.974	1.064
18001-30000		14	0.875	0.944	7.9%	0.881	1.007
30001-43559		5	0.918	1.002	9.2%	0.823	1.182
1AC-10AC		16	0.910	0.966	6.1%	0.903	1.028

Annual Update Ratio Study Report (Before)

2001 Assessments

District/Team: SE/Team 3	Lien Date: 01/01/2001	Date of Report: 7/29/2002	Sales Dates: 1/2000 - 12/2001								
Area 41 - Enumclaw	Analyst ID: CLIE	Property Type: Single Family Residences	Adjusted for time?: No								
SAMPLE STATISTICS											
<p>Sample size (n) 351</p> <p>Mean Assessed Value 165,300</p> <p>Mean Sales Price 176,800</p> <p>Standard Deviation AV 40,852</p> <p>Standard Deviation SP 45,173</p>											
ASSESSMENT LEVEL											
<p>Arithmetic Mean Ratio 0.940</p> <p>Median Ratio 0.936</p> <p>Weighted Mean Ratio 0.935</p>											
UNIFORMITY											
<p>Lowest ratio 0.715</p> <p>Highest ratio: 1.178</p> <p>Coefficient of Dispersion 6.44%</p> <p>Standard Deviation 0.080</p> <p>Coefficient of Variation 8.52%</p> <p>Price Related Differential (PRD) 1.005</p>											
RELIABILITY											
<p>95% Confidence: Median</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.928</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.945</td> </tr> </table> <p>95% Confidence: Mean</p> <table> <tr> <td><i>Lower limit</i></td> <td>0.931</td> </tr> <tr> <td><i>Upper limit</i></td> <td>0.948</td> </tr> </table>				<i>Lower limit</i>	0.928	<i>Upper limit</i>	0.945	<i>Lower limit</i>	0.931	<i>Upper limit</i>	0.948
<i>Lower limit</i>	0.928										
<i>Upper limit</i>	0.945										
<i>Lower limit</i>	0.931										
<i>Upper limit</i>	0.948										
SAMPLE SIZE EVALUATION											
<p>N (population size) 2922</p> <p>B (acceptable error - in decimal) 0.05</p> <p>S (estimated from this sample) 0.080</p> <p>Recommended minimum: 10</p> <p>Actual sample size: 351</p> <p>Conclusion: OK</p>											
NORMALITY											
<p>Binomial Test</p> <table> <tr> <td># ratios below mean:</td> <td>186</td> </tr> <tr> <td># ratios above mean:</td> <td>165</td> </tr> </table> <p>Z: 1.121</p> <p>Conclusion: <i>Normal*</i></p> <p><i>*i.e. no evidence of non-normality</i></p>				# ratios below mean:	186	# ratios above mean:	165				
# ratios below mean:	186										
# ratios above mean:	165										



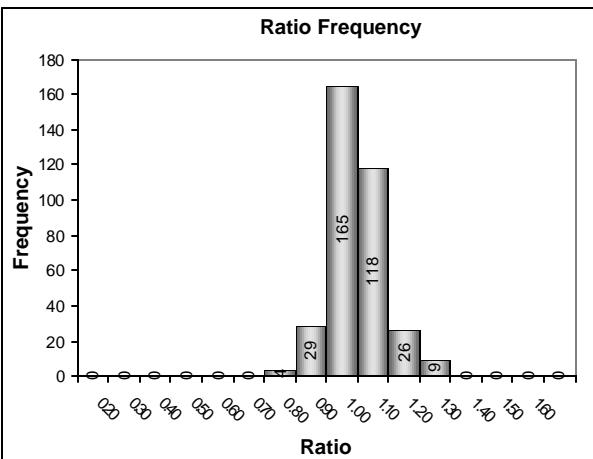
COMMENTS:

Single Family Residences throughout area 41

Annual Update Ratio Study Report (After)

2002 Assessments

District/Team: SE/Team 3	Lien Date: 01/01/2002	Date of Report: 7/29/2002	Sales Dates: 1/2000 - 12/2001
Area 41 - Enumclaw	Analyst ID: CLIE	Property Type: Single Family Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 351			
<i>Mean Assessed Value</i> 175,500			
<i>Mean Sales Price</i> 176,800			
<i>Standard Deviation AV</i> 44,443			
<i>Standard Deviation SP</i> 45,173			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.997			
<i>Median Ratio</i> 0.989			
<i>Weighted Mean Ratio</i> 0.993			
UNIFORMITY			
<i>Lowest ratio</i> 0.784			
<i>Highest ratio:</i> 1.240			
<i>Coefficient of Dispersion</i> 6.22%			
<i>Standard Deviation</i> 0.082			
<i>Coefficient of Variation</i> 8.20%			
<i>Price Related Differential (PRD)</i> 1.004			
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i> 0.982			
<i>Upper limit</i> 1.000			
95% Confidence: Mean			
<i>Lower limit</i> 0.988			
<i>Upper limit</i> 1.006			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 2922			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.082			
Recommended minimum: 11			
<i>Actual sample size:</i> 351			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 188			
# ratios above mean: 163			
<i>Z:</i> 1.334			
Conclusion: <i>Normal*</i>			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

Single Family Residences throughout area 41

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	132006	9249	03/07/00	155000	470	0	4	1924	4	63597	N	N	42918 268TH AV SE
3	981470	0145	09/09/01	109000	600	0	4	1912	4	6000	N	N	2045 HILLCREST
3	800510	0431	10/26/00	99950	740	0	4	1903	4	4565	N	N	1633 MARSHALL AV
3	559590	0160	04/24/00	110000	650	0	5	1910	5	5751	N	N	1531 LAFROMBOISE ST
3	242006	9222	06/09/00	103000	670	0	5	1924	3	9397	N	N	1966 MCHUGH AV
3	242006	9429	01/29/01	105000	700	0	5	1937	3	6000	N	N	1959 DIVISION ST
3	866100	0091	07/13/01	130500	780	0	5	1918	5	13545	N	N	2541 KIBLER AV
3	559590	0405	06/27/01	132000	800	0	5	1944	5	6392	N	N	1429 PIONEER ST
3	559590	0405	09/22/00	125000	800	0	5	1944	5	6392	N	N	1429 PIONEER ST
3	771010	0192	04/20/01	125000	800	0	5	1921	5	4152	N	N	1766 1/2 PIONEER ST
3	800510	0850	07/28/00	85000	800	0	5	1900	3	5000	N	N	1436 PORTER ST
3	601850	0180	11/13/00	125600	810	0	5	1923	3	6450	N	N	1144 LAFROMBOISE ST
3	242006	9436	10/03/00	125000	830	0	5	1914	3	4871	N	N	1230 PORTER ST
3	191730	0165	11/29/01	120000	880	0	5	1923	3	5344	N	N	1439 DAVIS AV
3	601850	0015	02/23/01	130500	890	0	5	1935	3	6430	N	N	1059 LAFROMBOISE ST
3	242006	9323	03/27/00	127000	910	0	5	1929	4	9735	N	N	1422 MCHUGH AV
3	252006	9038	08/06/01	125000	940	0	5	1921	4	41348	Y	N	143 BLAKE ST
3	242006	9333	08/14/01	107000	960	0	5	1931	4	9735	N	N	1432 MCHUGH AV
3	771010	0181	06/28/00	129000	980	0	5	1920	4	3859	N	N	1731 HARDING ST
3	182007	9039	02/28/00	225000	1000	0	5	1958	3	197762	Y	N	42430 284TH AV SE
3	232006	9187	11/14/01	144500	1060	0	5	1952	4	18512	N	N	44106 244TH AV SE
3	561510	0280	03/17/00	125000	1090	0	5	1940	4	6000	N	N	1434 CHINOOK AV
3	132006	9083	09/11/01	173000	1160	0	5	1932	4	32032	N	N	26318 SE 429TH ST
3	242006	9128	10/03/00	124650	1320	0	5	1910	3	21311	N	N	2037 FELL ST
3	232006	9283	10/31/00	145000	1670	0	5	1927	3	15580	Y	N	43428 244TH AV SE
3	242006	9441	11/01/01	207000	1840	0	5	1900	5	67169	Y	N	26815 SE 432ND ST
3	191730	0295	05/09/00	101000	550	0	6	1920	5	5344	N	N	1316 KIBLER AV
3	800510	0316	11/08/01	115000	580	0	6	1938	3	3115	N	N	1519 MARSHALL AV

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	142006	9064	08/24/00	115000	660	0	6	1957	4	9583	N	N	42830 248TH AV SE
3	089800	0055	06/19/01	132000	700	0	6	1938	5	6450	N	N	1068 PIONEER ST
3	559590	0325	04/20/01	90000	720	0	6	1926	3	5472	N	N	1460 LAFROMBOISE ST
3	771010	0194	05/23/00	129000	730	0	6	1941	4	6157	N	N	2227 GRIFFIN AV
3	771010	0183	07/27/01	135000	770	0	6	1915	4	6909	N	N	1765 HARDING ST
3	191730	0015	08/10/01	127000	770	0	6	1930	4	6000	N	N	1215 DAVIS AV
3	262006	9057	10/26/00	128900	790	0	6	1938	4	6720	N	N	919 MYRTINE ST
3	242006	9165	05/18/01	124950	800	0	6	1940	3	3751	N	N	2007 FELL ST
3	132006	9068	12/27/01	125000	830	0	6	1944	4	28115	N	N	43018 268TH AV SE
3	570650	0245	10/22/01	142500	840	0	6	1940	5	6400	N	N	1956 LOWELL AV
3	570650	0615	01/31/00	139000	840	0	6	1940	3	6400	N	N	1945 KIBLER AV
3	800510	0481	04/26/00	119000	860	0	6	1950	4	5097	N	N	1715 MARSHALL AV
3	232006	9160	09/13/00	112000	860	0	6	1947	4	5773	N	N	3162 DIVISION ST
3	570650	0045	09/24/01	110000	860	0	6	1937	3	6500	N	N	3015 FREDRICKSON ST
3	601850	0175	12/27/01	152000	900	0	6	1927	5	6450	N	N	1154 LAFROMBOISE ST
3	191730	0340	08/15/01	135900	920	0	6	1909	3	5374	N	N	1402 DAVIS AV
3	601850	0170	05/25/00	138500	930	0	6	1926	5	6450	N	N	1166 LAFROMBOISE ST
3	089800	0080	07/25/01	133500	940	0	6	1939	5	6400	N	N	1106 PIONEER ST
3	800510	0430	03/29/01	142000	950	0	6	1918	4	4565	N	N	1639 MARSHALL AV
3	242006	9163	07/11/01	128900	960	0	6	1910	5	3500	N	N	1627 GRIFFIN AV
3	232006	9156	09/12/01	239999	970	0	6	1917	4	112384	N	N	24515 SE 440TH ST
3	809160	0090	12/14/01	125000	980	0	6	1988	3	9213	N	N	1490 SEMANSKI ST
3	242006	9193	04/26/00	165000	1010	0	6	1918	3	5000	N	N	1715 WASHINGTON AV
3	543780	0280	11/19/01	139900	1010	0	6	1972	4	7887	N	N	761 A CT
3	757550	0140	05/23/01	142900	1010	0	6	1991	3	8400	N	N	314 JOHNSON ST
3	757550	0090	08/17/01	142500	1010	0	6	1990	3	9934	N	N	405 JOHNSON ST
3	771010	0083	04/30/01	137000	1020	0	6	1987	3	8437	N	N	1931 GARFIELD ST
3	232006	9119	07/26/01	154000	1020	0	6	1940	5	16669	N	N	3252 DIVISION ST
3	543782	0250	01/26/01	134000	1020	0	6	1983	3	10346	N	N	2465 SCANDIA CT

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	543782	0240	01/14/00	120000	1020	0	6	1983	3	8662	N	N	2457 SCANDIA CT
3	242006	9520	08/09/01	168000	1030	0	6	1926	3	29511	N	N	1949 LOWELL AV
3	560200	0075	03/22/01	129000	1040	0	6	1949	3	10489	N	N	1442 PIONEER ST
3	132006	9016	04/11/00	128500	1040	0	6	1938	4	10403	N	N	3368 MCHUGH PL
3	252006	9041	07/25/00	129900	1050	0	6	1966	3	13524	Y	N	517 BLAKE ST
3	089902	0130	06/26/01	127000	1060	0	6	1984	3	10634	N	N	2720 MAY CT
3	866100	0060	07/13/01	138000	1080	0	6	1928	4	8550	N	N	1909 LORAIN ST
3	325750	0090	06/05/00	145000	1080	0	6	1980	3	10101	N	N	1442 LORAIN ST
3	543782	0330	03/19/01	135500	1080	0	6	1981	3	8150	N	N	2456 D CT
3	232006	9131	06/11/01	159830	1090	0	6	1985	3	18703	N	N	2771 MCHUGH AV
3	232006	9190	04/02/01	145000	1090	0	6	1952	3	9184	N	N	2232 MCHUGH AV
3	757550	0030	05/21/01	145000	1090	0	6	1990	3	8410	N	N	2256 SCANDIA AV
3	076680	0440	07/17/01	164900	1090	310	6	1992	3	8447	N	N	2924 ELMONT AV
3	757550	0170	10/29/01	144950	1090	0	6	1991	3	8400	N	N	410 JOHNSON ST
3	757550	0160	07/19/00	139000	1090	0	6	1991	3	8400	N	N	406 JOHNSON ST
3	757550	0160	04/19/01	135000	1090	0	6	1991	3	8400	N	N	406 JOHNSON ST
3	089902	0050	11/20/00	140000	1100	0	6	1986	3	10027	N	N	2722 GREEN RIVER CT
3	809160	0040	04/25/00	131500	1100	0	6	1987	3	8400	N	N	2960 INITIAL AV
3	757550	0190	06/28/00	136500	1120	0	6	1991	3	8400	N	N	502 JOHNSON ST
3	426600	0120	03/10/00	130500	1120	0	6	1930	5	10913	N	N	3140 HARDING ST
3	016700	0021	05/22/00	160000	1132	0	6	2000	3	6275	N	N	1743 PIONEER ST
3	242006	9324	04/02/01	201500	1140	0	6	1916	4	8285	N	N	1850 WASHINGTON AV
3	242006	9246	12/13/01	169000	1180	0	6	1932	4	20278	N	N	1938 MCHUGH AV
3	089800	0105	09/07/01	159500	1180	0	6	1927	3	7729	N	N	1138 PIONEER ST
3	192007	9006	08/15/01	239000	1190	0	6	1937	4	71438	N	N	27913 SE 432ND ST
3	771010	0172	06/20/00	153000	1200	600	6	1965	3	12500	N	N	1814 PIONEER ST
3	242006	9573	11/01/00	166400	1210	0	6	1922	3	15060	N	N	1834 MCHUGH AV
3	142006	9066	06/14/01	164900	1210	0	6	1967	3	35673	N	N	3351 GARFIELD ST
3	809160	0310	08/15/01	145000	1230	0	6	1987	3	8524	N	N	2875 ELMONT AV

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	089800	0250	03/26/01	174500	1250	0	6	1928	5	5160	N	N	2235 LINCOLN AV
3	242006	9145	06/12/01	140000	1270	0	6	1912	4	5000	N	N	1207 PORTER ST
3	560200	0060	02/21/01	142000	1320	0	6	1952	3	10212	N	N	1553 HARDING ST
3	089902	0100	01/02/01	140000	1400	0	6	1984	3	8508	N	N	2763 MAY CT
3	142006	9034	08/28/00	196000	1450	0	6	1937	5	43420	Y	N	42831 260TH AV SE
3	132006	9183	09/25/00	157500	1490	0	6	1915	4	12470	Y	N	3387 MCHUGH PL
3	560200	0275	05/02/00	172000	1540	0	6	1948	5	10212	N	N	1522 HARDING ST
3	570650	0575	10/31/00	153950	1750	0	6	1937	5	6170	N	N	1985 KIBLER AV
3	800460	0460	09/11/00	194950	1770	0	6	1906	5	10825	N	N	1433 GRIFFIN AV
3	242006	9443	08/28/00	172000	1770	0	6	1900	4	10546	N	N	1433 DIVISION ST
3	232006	9080	09/21/00	159950	1930	0	6	1929	3	5000	N	N	1069 PIONEER ST
3	242006	9205	01/23/01	119000	750	0	7	1947	3	8705	N	N	1348 MARION ST
3	242006	9298	08/08/01	169000	890	470	7	1985	3	5490	N	N	1403 FRANKLIN ST
3	242006	9298	03/07/00	165000	890	470	7	1985	3	5490	N	N	1403 FRANKLIN ST
3	089800	0251	06/08/00	150000	900	210	7	1936	3	9350	N	N	2245 LINCOLN AV
3	601850	0215	05/31/00	130900	910	0	7	1951	3	6450	N	N	1155 PIONEER ST
3	237280	0145	10/05/01	134500	940	0	7	1955	3	8997	N	N	1078 HARDING ST
3	164500	0170	11/28/01	158350	1010	0	7	1968	3	7500	N	N	1964 MCKINLEY ST
3	164500	0540	05/04/00	139000	1010	0	7	1968	4	9621	N	N	1950 FLORENCE ST
3	164500	0510	01/31/00	130000	1010	0	7	1968	3	7494	N	N	1760 FLORENCE ST
3	543780	0100	03/07/01	135000	1030	0	7	1968	4	9107	N	N	710 CHARWILA LN
3	570650	0345	02/24/00	137000	1040	0	7	1977	3	6066	N	N	1975 WILSON AV
3	543780	0040	02/28/00	143900	1060	0	7	1968	4	12938	N	N	820 MELODY LN
3	560200	0201	05/19/00	146000	1070	0	7	1955	4	10489	N	N	1446 HARDING ST
3	543782	0180	03/26/01	145000	1070	0	7	1983	3	8352	N	N	359 HARMONY LN
3	302007	9098	10/02/00	231150	1100	1090	7	1991	3	214750	Y	N	46204 290TH AV SE
3	164500	0650	07/21/00	144000	1140	0	7	1967	3	8216	N	N	1851 MCKINLEY ST
3	164500	0710	03/03/00	139900	1140	0	7	1967	4	8528	N	N	1965 MCKINLEY ST
3	237280	0020	09/19/01	179000	1150	0	7	1955	3	9126	N	N	1214 HARDING ST

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	543780	0160	10/02/01	146000	1150	0	7	1972	4	9122	N	N	2509 B CT
3	779200	0065	07/13/01	183000	1150	800	7	1967	4	28800	N	N	45021 281ST AV SE
3	257191	0320	12/18/00	193500	1160	520	7	1992	3	8745	N	N	707 VICTOR ST
3	570238	0220	05/16/00	160000	1160	540	7	1990	3	7100	N	N	309 JEWELL ST
3	680221	0480	10/23/01	174000	1180	390	7	1991	3	8094	N	N	909 BAYSINGER PL
3	034940	0320	04/23/01	149950	1180	0	7	1980	4	6970	N	N	888 NATALIE PL
3	680221	0450	10/10/00	168800	1180	390	7	1991	3	9096	N	N	902 OLSEN PL
3	242006	9292	03/13/00	137500	1180	0	7	1965	3	8551	N	N	3249 DIVISION ST
3	570238	0040	07/24/00	163500	1180	270	7	1990	3	7138	N	N	417 JEWELL ST
3	680220	0170	09/24/01	161000	1200	0	7	1990	3	9044	N	N	707 BATHKE AV
3	543781	0230	11/15/01	142500	1200	0	7	1978	4	9983	Y	N	612 C CT
3	680220	0410	09/06/00	153000	1210	0	7	1990	3	8415	N	N	602 WALLACE AV
3	680220	0450	10/31/01	159500	1220	0	7	1991	3	8310	N	N	700 WALLACE AV
3	156590	0300	12/19/00	165000	1230	0	7	1992	3	8775	N	N	275 MICHAEL AV
3	680220	0120	06/09/00	150000	1230	550	7	1991	3	9225	N	N	408 SCHMID ST
3	379730	0310	08/30/00	163000	1250	0	7	1994	3	8651	N	N	3101 CHELSEA LN
3	543781	0020	05/24/01	155000	1260	0	7	1977	4	9000	N	N	2426 PARAMOUNT DR
3	076680	0070	10/23/01	163900	1260	0	7	1993	3	8850	N	N	1201 BERILLA DR
3	142006	9127	11/22/00	275000	1280	600	7	1986	3	44866	N	N	3460 HARDING ST
3	543782	0370	11/12/01	155000	1280	0	7	1979	4	8285	N	N	2507 HARMONY LN
3	293810	0095	01/15/01	149000	1300	0	7	1961	3	9282	N	N	1123 LORAIN ST
3	543781	0040	09/11/01	152000	1300	0	7	1977	4	7500	N	N	2362 PARAMOUNT DR
3	232006	9253	05/11/01	145000	1300	0	7	1963	4	7040	N	N	1337 LAFROMBOISE ST
3	242006	9474	05/10/00	147000	1320	0	7	1959	3	9520	N	N	1444 MERRITT AV
3	543781	0300	08/24/00	178950	1320	630	7	1975	4	9303	Y	N	749 HARMONY LN
3	543781	0320	08/27/01	168000	1320	630	7	1975	3	7560	Y	N	811 HARMONY LN
3	614200	0230	09/18/00	160000	1330	0	7	1964	3	9894	N	N	26115 SE 426TH ST
3	293820	0120	05/11/00	165000	1330	0	7	1965	4	10160	N	N	1240 FLORENCE ST
3	680220	0860	08/18/00	159500	1340	0	7	1990	3	8409	N	N	400 BANGERT PL

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	680221	0430	10/09/01	171150	1350	0	7	1991	3	8440	N	N	906 OLSEN PL
3	309950	0045	06/14/01	186306	1350	300	7	1937	5	5412	N	N	1416 MARION ST
3	680221	0510	10/03/01	166000	1350	0	7	1991	3	8977	N	N	1004 BAYSINGER PL
3	076680	0300	06/21/01	158350	1350	0	7	1990	3	8482	N	N	2933 EDEL AV
3	932100	0060	06/15/00	145000	1350	0	7	1968	4	7840	N	N	2756 ELMONT AV
3	076681	0270	09/15/00	158000	1350	0	7	1991	3	8424	N	N	3003 EDEL AV
3	293810	0120	06/21/00	155000	1360	0	7	1964	4	9282	N	N	1208 LORAIN ST
3	800510	0480	03/23/01	167000	1360	0	7	1920	3	5633	N	N	1705 MARSHALL AV
3	076681	0130	12/05/00	135000	1360	0	7	1990	3	8600	N	N	3004 EDEL AV
3	293820	0090	02/12/01	169900	1370	0	7	1965	4	9282	N	N	1127 FLORENCE ST
3	719580	0030	05/04/00	144000	1370	0	7	1946	4	4770	N	N	2107 JENSEN ST
3	076680	0140	01/03/01	160000	1380	0	7	1991	3	8844	N	N	1035 BERILLA DR
3	076680	0310	04/18/00	150000	1380	0	7	1990	3	8482	N	N	2928 EDEL AV
3	680221	0030	10/11/01	167900	1390	0	7	1991	3	10313	N	N	201 BERNINGER ST
3	302007	9022	09/27/00	168000	1390	0	7	1975	3	183388	Y	N	46212 284TH AV SE
3	680220	0520	08/27/01	170000	1400	0	7	1991	3	8421	N	N	701 SCHMID ST
3	680221	0130	12/26/01	166500	1400	0	7	1991	3	8410	N	N	407 BERNINGER ST
3	866100	0034	10/18/01	178950	1400	0	7	1998	3	6400	N	N	1784 GARFIELD ST
3	680220	0520	12/06/00	159950	1400	0	7	1991	3	8421	N	N	701 SCHMID ST
3	680220	0190	10/29/01	149950	1410	0	7	1990	3	9044	N	N	703 BATHKE AV
3	680220	0260	08/31/01	170000	1420	0	7	1990	3	9354	N	N	513 BATHKE AV
3	232006	9355	02/26/01	170000	1420	0	7	1993	3	8226	N	N	3038 GOSSARD ST
3	325750	0080	09/08/00	166500	1420	0	7	1984	4	10103	N	N	1428 LORAIN ST
3	272290	0110	05/08/00	139000	1420	0	7	1967	4	9000	N	N	2431 INITIAL AV
3	076681	0290	12/20/00	178000	1430	0	7	1992	3	8415	N	N	3011 EDITH AV
3	232006	9114	04/23/01	209000	1440	640	7	1978	4	14108	N	N	2885 KIBLER AV
3	680220	0140	09/27/01	175000	1450	0	7	1991	3	9877	N	N	805 BATHKE AV
3	369870	0120	11/02/01	160500	1450	0	7	1961	4	9923	N	N	2970 OLYMPIC PL
3	680220	0100	07/26/00	164950	1450	0	7	1991	3	8771	N	N	404 SCHMID ST

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	570238	0560	03/06/01	167000	1450	0	7	1991	3	6687	N	N	402 JEWELL ST
3	680220	0510	01/27/00	162000	1450	0	7	1991	3	8914	N	N	203 SCHMID ST
3	570238	0560	09/25/00	162900	1450	0	7	1991	3	6687	N	N	402 JEWELL ST
3	771010	0071	07/18/00	164000	1450	0	7	1938	4	9125	N	N	1866 HARDING ST
3	680220	0490	03/27/00	162800	1460	0	7	1991	3	8425	N	N	99999 WALLACE AV
3	164500	0660	12/19/00	129000	1460	0	7	1967	3	8216	N	N	1867 MCKINLEY ST
3	570238	0540	08/22/00	162500	1470	0	7	1991	3	8143	N	N	406 JEWELL ST
3	543782	0070	02/22/00	157000	1470	0	7	1979	4	7875	N	N	422 CHARWILA LN
3	076681	0120	10/25/00	150000	1470	0	7	1990	3	9034	N	N	3001 EDEL AV
3	232006	9142	07/03/01	160000	1480	0	7	1949	4	7564	N	N	2109 ELMONT AV
3	242006	9481	06/09/00	164950	1486	0	7	2000	3	6446	N	N	1503 DIVISION ST
3	156590	0120	04/26/00	166000	1490	0	7	1992	3	8848	N	N	297 CHINOOK AV
3	156590	0320	08/24/00	155000	1490	0	7	1992	3	8775	N	N	315 MICHAEL AV
3	370190	0100	07/13/00	178000	1510	0	7	1988	3	8401	N	N	2019 EDITH AV
3	866100	0148	03/15/00	158000	1510	0	7	1995	3	10215	N	N	1809 FLORENCE ST
3	076681	0150	04/14/00	151000	1510	0	7	1991	3	8680	N	N	1013 WEST CT
3	191730	0044	04/26/00	169950	1512	0	7	2000	3	6168	N	N	1247 DAVIS AV
3	680220	0780	09/25/01	178000	1520	0	7	1991	3	8548	N	N	303 BANGERT PL
3	680220	0910	06/13/01	173000	1520	0	7	1991	3	8400	N	N	307 CARLEY PL
3	076680	0100	04/17/00	172000	1530	0	7	1992	3	8844	N	N	1121 BERILLA DR
3	293810	0075	03/01/00	158050	1540	0	7	1962	3	9432	N	N	1183 LORAIN ST
3	164500	0390	01/10/00	116000	1540	0	7	1968	2	8060	N	N	1979 CLOVERCREST ST
3	680220	0350	05/07/01	172000	1550	0	7	1990	3	8424	N	N	303 WARWICK ST
3	076681	0280	11/09/01	170000	1550	0	7	1991	3	8424	N	N	3010 EDITH AV
3	570238	0230	08/14/00	155000	1550	0	7	1990	3	7111	N	N	307 JEWELL ST
3	543782	0170	04/14/00	150000	1550	0	7	1983	3	15876	N	N	349 HARMONY LN
3	142006	9070	06/25/01	184500	1560	0	7	1986	3	9301	Y	N	3352 HARDING ST
3	257191	0430	12/18/00	214900	1560	570	7	1993	3	8424	N	N	546 VICTOR ST
3	543782	0450	03/12/01	172650	1560	0	7	1979	4	8400	N	N	601 CHARWILA LN

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	543782	0120	11/16/01	170000	1560		0	7	1979	4	8033	N	N 2514 HARMONY LN
3	232006	9378	06/13/00	171000	1570		0	7	1994	3	8635	N	N 2915 ELMONT AV
3	680220	1040	12/27/01	179395	1600		0	7	1991	3	8073	N	N 403 PETSCHAUER PL
3	293810	0100	11/07/00	171000	1600		0	7	1961	3	9282	N	N 1109 LORAIN ST
3	570238	0550	12/03/01	170000	1620		0	7	1991	3	8105	N	N 404 JEWELL ST
3	232006	9265	04/17/01	195000	1640		0	7	1949	3	20460	N	N 1878 GOSSARD ST
3	325750	0030	08/02/00	195000	1640	350	7	1983	3	9593	N	N 1457 FLORENCE ST	
3	713820	0170	03/28/01	192450	1650		0	7	1994	3	8645	Y	N 3306 WETHERBEE LN
3	293810	0115	01/23/01	174950	1650		0	7	1962	4	9282	N	N 1224 LORAIN ST
3	680220	0990	02/27/01	165000	1650		0	7	1990	3	8500	N	N 308 CARLEY PL
3	713820	0310	12/27/00	169000	1650		0	7	1994	3	10264	Y	N 540 BLANCHAT CT
3	680220	0370	11/19/01	175900	1660		0	7	1990	3	11540	N	N 9999 WALLACE AV
3	156590	0530	03/08/00	177834	1660		0	7	1992	3	9757	N	N 204 MICHAEL AV
3	680220	0360	06/20/01	171500	1660		0	7	1990	3	9135	N	N 301 WARWICK ST
3	570238	0440	02/26/01	184000	1670		0	7	1991	3	9959	N	N 119 JEWELL ST
3	713820	0020	12/11/01	190600	1670		0	7	1995	3	8400	Y	N 3560 WETHERBEE LN
3	156590	0370	07/26/00	182500	1670		0	7	1992	3	8902	N	N 445 MICHAEL AV
3	570238	0380	04/27/01	175500	1670		0	7	1991	3	10094	N	N 205 JEWELL ST
3	713820	0020	03/07/00	167000	1670		0	7	1995	3	8400	Y	N 3560 WETHERBEE LN
3	257191	0210	07/20/01	208000	1680		0	7	1993	3	8487	N	N 559 VICTOR ST
3	680221	0260	08/09/01	182950	1680		0	7	1992	3	8465	N	N 906 BATHKE AV
3	680220	0220	12/15/00	174000	1680		0	7	1991	3	9044	N	N 605 BATHKE AV
3	076400	0145	06/02/00	167950	1690		0	7	1967	3	7200	N	N 1019 FLORENCE ST
3	379730	0300	09/06/00	174900	1690		0	7	1993	3	8646	N	N 3125 CHELSEA LN
3	713821	0070	02/25/00	167500	1690		0	7	1994	3	8400	N	N 3354 RANDALL PL
3	076681	0450	08/07/01	196000	1700		0	7	1993	3	8441	N	N 3110 EDEL AV
3	293820	0010	03/23/00	167500	1700		0	7	1968	5	9750	N	N 1257 FLORENCE ST
3	085300	0260	04/16/01	180000	1710		0	7	1935	5	5413	N	N 1535 GRIFFIN AV
3	807805	0170	07/13/01	206000	1720		0	7	1996	3	9315	N	N 1900 HIGHPOINT ST

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	257191	0200	06/23/00	190000	1720	0	7	1992	3	8560	N	N	545 VICTOR ST
3	257191	0480	05/24/00	179000	1720	0	7	1992	3	7800	N	N	430 VICTOR ST
3	076681	0400	10/25/01	175000	1730	0	7	1994	3	10710	N	N	3111 EDEL AV
3	182007	9027	10/26/00	259500	1760	120	7	1949	4	98881	N	N	28216 SE 432ND ST
3	076681	0070	07/27/00	200000	1770	0	7	1992	3	8491	N	N	3024 ELMONT AV
3	561510	0325	12/27/01	149500	1790	0	7	1974	3	8160	N	N	1354 CHINOOK AV
3	156590	0160	04/11/01	187000	1800	0	7	1992	3	10814	Y	N	102 CHINOOK AV
3	156590	0210	03/19/01	185950	1800	0	7	1992	3	9609	Y	N	123 CHINOOK AV
3	232006	9077	07/26/00	207229	1800	0	7	1999	3	14874	N	N	3024 DIVISION ST
3	132006	9061	09/12/00	245000	1810	0	7	1965	3	106286	N	N	42926 268TH AV SE
3	570238	0340	09/22/00	184500	1820	0	7	1991	3	10564	N	N	213 JEWELL ST
3	570238	0300	05/24/01	178000	1820	0	7	1990	3	10065	N	N	221 JEWELL ST
3	076680	0350	07/25/01	190100	1830	0	7	1991	3	9033	N	N	2936 LINCOLN AV
3	076680	0470	08/21/01	170000	1830	0	7	1991	3	8447	N	N	2874 ELMONT AV
3	257191	0020	07/09/01	210000	1840	0	7	1993	3	8638	N	N	419 HAZEL PL
3	156590	0540	03/27/01	199000	1860	0	7	1992	3	12534	N	N	174 MICHAEL AV
3	156590	0340	11/16/00	196000	1860	0	7	1992	3	8821	N	N	375 MICHAEL AV
3	559590	0145	08/15/00	185000	1870	0	7	1936	4	7029	N	N	1504 LAFROMBOISE ST
3	570238	0760	12/19/01	183000	1870	0	7	1991	3	7242	N	N	128 JEWELL ST
3	570238	0760	12/20/00	180000	1870	0	7	1991	3	7242	N	N	128 JEWELL ST
3	132006	9071	10/20/00	235000	1880	0	7	1931	4	253954	N	N	27128 SE 432ND ST
3	570238	0080	06/15/00	175000	1880	0	7	1991	3	6923	N	N	409 JEWELL ST
3	570238	0240	05/09/00	159000	1880	0	7	1991	3	9683	N	N	305 JEWELL ST
3	379731	0260	03/23/01	205750	1890	0	7	1996	3	8875	Y	N	3386 WYNALDA DR
3	142006	9018	07/10/00	222000	1920	0	7	1977	3	52707	N	N	3524 HARDING ST
3	426600	0040	05/17/00	225000	1948	0	7	2000	3	10125	N	N	3215 GARFIELD ST
3	257191	0260	12/18/01	211500	1950	0	7	1992	3	9669	N	N	3043 CHRISTIANSON AV
3	257191	0390	03/09/00	191500	1950	0	7	1992	3	8448	Y	N	704 VICTOR ST
3	560200	0285	11/16/00	151000	1950	0	7	1954	4	10212	N	N	2343 INITIAL AV

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	713820	0110	12/20/01	212500	1970	0	7	1994	3	8400	Y	N	3470 GARLAND PL
3	293820	0030	09/10/01	197000	1970	0	7	1964	3	9282	N	N	1225 FLORENCE ST
3	713820	0430	05/31/01	206000	1970	0	7	1994	3	8469	Y	N	480 GARLAND PL
3	713820	0340	06/22/00	203500	1970	0	7	1994	3	10211	Y	N	3305 WETHERBEE LN
3	713820	0250	11/08/01	199950	1970	0	7	1994	3	10338	Y	N	535 BLANCHAT CT
3	713820	0410	05/18/01	176200	1970	0	7	1994	3	8640	Y	N	3477 GARLAND PL
3	132006	9025	02/23/01	242000	1980	0	7	1909	5	24620	N	N	26806 SE 432ND ST
3	713821	0170	09/27/00	197700	1980	0	7	1994	3	8400	N	N	365 RANDALL PL
3	559590	0045	03/27/00	220000	1980	500	7	1920	5	8249	N	N	1608 LAFROMBOISE ST
3	713821	0140	08/11/00	193000	1980	0	7	1994	3	8553	N	N	307 RANDALL PL
3	713821	0200	01/18/00	187500	1980	0	7	1994	3	8753	N	N	310 RANDALL PL
3	426600	0050	06/01/00	205000	1990	0	7	1999	3	10872	N	N	3225 GARFIELD ST
3	142006	9098	07/26/00	188950	2000	0	7	1950	4	79279	N	N	42509 260TH AV SE
3	614200	0170	09/13/00	159500	2010	0	7	1966	3	9894	N	N	26116 SE 426TH ST
3	257191	0500	08/20/01	212950	2020	0	7	1992	3	9154	N	N	360 VICTOR ST
3	570238	0360	01/11/01	175500	2040	0	7	1991	3	6850	N	N	209 JEWELL ST
3	257191	0100	02/22/00	190000	2100	0	7	1993	3	8501	N	N	498 HAZEL PL
3	379731	0290	03/14/00	208000	2140	0	7	1996	3	9000	Y	N	3334 WYNALDA DRIVE
3	257191	0110	09/18/01	213000	2160	0	7	1992	3	8515	N	N	434 HAZEL PL
3	932100	0100	05/02/00	205000	2180	0	7	1970	3	14000	N	N	1246 LOUISE CT
3	379731	0220	03/09/01	210000	2190	0	7	1996	3	9732	Y	N	3482 WYNALDA DR
3	076400	0130	12/05/01	184500	2280	0	7	1953	4	10800	N	N	1045 FLORENCE ST
3	614200	0010	12/13/01	197000	2430	0	7	1963	4	10914	N	N	26206 SE 426TH ST
3	164500	0230	01/08/01	209500	2900	0	7	1966	4	7600	N	N	1854 MCKINLEY ST
3	164500	0150	08/16/00	190000	3000	0	7	1965	3	9152	N	N	1980 CLOVERCREST ST
3	932100	0020	11/01/00	168950	1390	0	8	1965	4	8775	N	N	1269 MCKINLEY ST
3	800510	0840	12/13/01	172000	1430	0	8	1985	3	6000	N	N	1424 PORTER ST
3	807849	0040	07/13/00	179950	1510	0	8	1990	3	11863	N	N	3507 WINTER PL
3	257190	0180	04/11/00	187500	1620	0	8	1990	3	9396	N	N	2953 LINK AV

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	232006	9329	01/22/01	183900	1640	0	8	1986	3	10045	N	N	2723 KIBLER AV
3	232006	9288	04/23/01	299500	1670	720	8	1943	5	21460	N	N	1903 GOSSARD ST
3	232006	9339	03/28/01	199950	1680	0	8	1985	3	14960	Y	N	3039 GOSSARD PL
3	807849	0130	02/26/01	194700	1690	0	8	1990	3	9600	N	N	3205 ALMADON ST
3	807849	0050	07/19/00	175000	1710	0	8	1995	3	10567	N	N	3508 WINTER PL
3	943290	0420	05/24/00	191530	1720	0	8	1994	3	8577	N	N	1957 HAWK CT
3	309950	0005	03/27/01	215000	1760	1100	8	1936	5	8738	N	N	1452 MARION ST
3	272290	0080	10/27/00	189000	1850	0	8	1968	4	8925	N	N	1415 LORAINNE ST
3	262006	9112	03/23/01	279000	1860	0	8	1966	5	39848	Y	N	24703 SE 448TH ST
3	379730	0020	12/18/01	202000	1920	0	8	1993	3	9983	Y	N	3046 WYNALDA DR
3	379730	0030	03/12/01	176000	1920	0	8	1993	3	8628	Y	N	3066 WYNALDA DR
3	369870	0050	03/29/00	199500	1930	0	8	1967	3	9922	Y	N	2971 OLYMPIC PL
3	232006	9332	07/21/00	227000	1938	0	8	2000	3	11250	N	N	2525 KIBLER AV
3	807849	0430	09/08/00	174900	1940	0	8	1990	3	12192	N	N	207 SUMMER PL
3	943290	0330	11/20/00	179000	1970	0	8	1993	3	8438	N	N	1940 HAWK CT
3	257190	0440	06/16/00	184000	1990	0	8	1990	3	8004	N	N	404 FARRELLY ST
3	943290	0150	10/27/00	188000	1990	0	8	1993	3	8438	N	N	1950 CARBON RIDGE ST
3	352006	9047	07/02/01	220000	2020	0	8	1986	3	29200	Y	N	46710 244TH AV SE
3	943290	0060	05/30/01	215000	2020	0	8	1992	3	8581	N	N	1841 CARBON RIDGE ST
3	246880	0190	01/12/01	210000	2040	1010	8	1977	3	18362	N	N	46229 287TH AV SE
3	943290	0740	05/17/00	202750	2050	0	8	1994	3	8400	N	N	2911 HIGHPOINT ST
3	257190	0170	08/22/00	200000	2050	0	8	1990	3	8925	N	N	2935 LINK AV
3	858880	0010	04/02/01	239950	2080	0	8	1997	3	11099	N	N	2850 TERRY LN
3	560200	0220	10/10/00	211000	2090	0	8	1965	4	10517	Y	N	2343 STEVENSON AV
3	807849	0160	11/19/01	202950	2100	0	8	1993	3	9975	N	N	3311 SPRING PL
3	943290	0020	04/05/00	189000	2110	0	8	1994	3	8500	N	N	3110 SILVER SPRINGS AV
3	943290	0320	11/21/00	195150	2190	0	8	1993	3	8437	N	N	1950 HAWK CT
3	132006	9164	06/13/01	240000	2210	0	8	1956	4	25575	N	N	3410 PORTER ST
3	232006	9013	09/12/01	279000	2220	0	8	1977	4	272685	Y	N	43424 244TH AV SE

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	943290	0290	06/14/01	216000	2290	0	8	1997	3	8437	N	N	1949 HIGHPOINT ST
3	560200	0296	07/25/00	217000	2360	0	8	1957	4	10850	N	N	1555 GARFIELD ST
3	302007	9069	10/09/01	273000	2380	0	8	1953	3	50094	N	N	45301 288TH AV SE
3	8588880	0050	03/22/00	265000	2380	0	8	1998	3	11488	N	N	2942 TERRY LN
3	943290	0370	08/04/00	217000	2400	0	8	1996	3	8939	N	N	1905 HAWK CT
3	943290	0270	12/10/01	235000	2410	0	8	1997	3	8439	N	N	1929 HIGHPOINT ST
3	943290	0090	04/05/01	229000	2420	0	8	1994	3	8580	N	N	1921 CARBON RIDGE ST
3	542281	0160	05/10/00	247462	2510	0	8	2000	3	11073	N	N	3422 PHILLIPS AV
3	542281	0110	03/27/00	241803	2510	0	8	2000	3	9541	N	N	3225 LARSEN AV
3	541610	0010	07/17/01	251950	2510	0	8	2000	3	8141	N	N	3571 LARSEN AV
3	541610	0160	08/03/01	264950	2520	0	8	2001	3	9240	N	N	3384 LARSEN AV
3	943290	0580	02/13/01	213000	2540	0	8	1992	3	8896	N	N	3167 HUNTER CT
3	541610	0170	02/05/01	237950	2540	0	8	1999	3	9240	N	N	3400 LARSEN AV
3	542281	0050	10/12/01	259950	2545	0	8	2001	3	9900	N	N	3276 LARSEN AV
3	542282	0190	05/03/01	304888	2590	0	8	2001	3	9920	N	N	3372 PHILLIPS AV
3	807849	0500	11/09/01	271500	2630	0	8	1998	3	14740	N	N	210 SPRING PL
3	541610	0110	04/16/01	254950	2635	0	8	2001	3	8746	N	N	3363 LARSEN AV
3	232006	9210	02/01/00	250000	2670	0	8	1992	3	12650	N	N	2219 KIBLER AV
3	379730	0010	03/07/01	214000	2680	0	8	1994	3	8504	N	N	3018 WYNALDA DR
3	542282	0180	05/03/01	293472	2690	0	8	2001	3	9914	N	N	3354 PHILLIPS AV
3	542281	0200	07/03/01	266000	2690	0	8	2001	3	8555	N	N	3482 PHILLIPS AV
3	542281	0130	04/26/00	246000	2690	0	8	2000	3	9927	N	N	3390 PHILLIPS AV
3	541610	0190	06/07/01	254950	2700	0	8	1998	3	9240	N	N	3444 LARSEN AV
3	541610	0040	06/28/01	246000	2790	0	8	1998	3	8890	N	N	3495 LARSEN AV
3	542281	0010	05/16/01	264950	2810	0	8	2001	3	10433	N	N	3464 LARSEN AV
3	542281	0060	06/02/00	261175	2810	0	8	2000	3	11119	N	N	3281 LARSEN AV
3	541610	0130	03/28/00	260000	2810	0	8	1999	3	9900	N	N	3316 LARSEN AV
3	542281	0070	05/24/00	287330	3080	0	8	2000	3	10706	N	N	3261 LARSEN AV
3	232006	9346	07/27/00	325000	2440	0	9	1991	3	44866	N	N	44435 248TH AV SE

Sales Available for Annual Update Analysis
Area 41
(Single Family Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built	Cond	Lot Size	View	Water-front	Situs Address
3	855680	0080	03/23/01	329000	2470	0	9	2001	3	16540	N	N	2702 PERRY CT
3	855680	0040	09/13/01	400000	2980	0	9	2001	3	14999	N	N	3111 FLORENCE ST
3	807849	0120	06/13/01	285000	3409	0	9	1992	3	10423	N	N	330 SPRING PL
3	855680	0090	08/27/01	419950	3450	0	9	2001	3	19080	N	N	2714 PERRY CT

Vacant Sales Available to Develop the Valuation Model
Area 41

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	392501	0030	6/13/01	72500	9513	N	N
3	392501	0040	6/13/01	72500	9512	N	N
3	426600	0030	8/8/01	69900	11205	N	N
3	542282	0140	12/24/01	70000	9891	N	N
3	542282	0160	6/15/01	70000	9903	N	N
3	855680	0070	2/20/01	94000	17009	N	N
3	855680	0180	5/22/00	88000	17396	N	N
3	855680	0200	11/14/01	95000	20330	N	N